

May 8, 1959

Massachusetts Rifle Association - Sale of 17.67 acres of land
to Eugene Lyne et al

Date of Transfer

May 8, 1959

Sale price - \$5000 per acre
Paid as follows:

\$ 88350.00

Deposit -

7500.00

In cash at transfer -

36675.00

Mortgage back -

44175.00

\$ 88350.00

Disbursements

George W. Olson 1/2 surveyors fee -

145.00

John T. Murray, Brokers Commission -

4417.50

City of Woburn 1958 Taxes & Interest to 5-10

3338.69

Mass ~~State~~ Excise Taxes (on deed)

97.80

Federal Documentary Stamps

97.35

\$ 8096.34

\$1500 to be held in escrow by me
pending determination of our
portion of taxes Jan. 1 - May 8, 1959

Total Cash received

44175.00

Disbursements and escrow

9596.34

Check to balance

\$34578.66

2783.62

\$ 31,795.04

PROPOSAL FOR LAND COURT SURVEY

OF MASS. RIFLE ASSOCIATION

WOBURN, MASS.

July 7, 1953

1. Title searching as required for Land Court presentation	240.00
2. Survey as prescribed by Land Court, Manual of Instructions Includes field notes, computations, working plans, staking, final plan, and setting of two permanent monuments.	1240.00
3. Land Court presentation, lawyers fee, examiners fee.	500.00
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TOTAL	1980.00

PROPOSED TERMS

25% of total upon acceptance of bid.

25% of total upon submittal to Land Court. (approx. three months from date of acceptance).

50% of total within three months after submittal to Land Court.

Note: This proposal is good for sixty days from this date.

Respectfully submitted,

Thomas J. Dunnegan
Austin McKelvey

Know All Men by These Presents

that Massachusetts Rifle Association

of Woburn, Mass.

hereinafter called the lessor S., in consideration of one dollar and other valuable considerations, the receipt of which is hereby acknowledged, ~~does~~/do hereby sell, assign, transfer and set over unto BOSTON EDISON COMPANY, a corporation hereinafter called the lessee, its successors and assigns, the following described personal property, to wit: all the lessor's right, title and interest in and to One pole with the cross-arms, wires and fixtures attached thereto constituting a line for the transmission of electricity upon, over and across land of the lessor S. located on off Salem Street

in said Woburn, the approximate location of said pole and wires being shown on the plan attached hereto dated

And for the considerations aforesaid the lessor S. hereby leases, demises and lets unto the lessee rights and easements (a) to repair, renew and maintain nine pole S., crossarms, wires and fixtures upon, over and across the lessor's said land in the approximate location shown on said plan, (b) to attach to said pole S. additional wires and fixtures and such guy wires and anchors, as the lessee considers desirable to properly support said pole S., (c) to use said line for the transmission of electricity to other customers of the lessee, (d) to string and maintain service wires from said pole S. over and across the lessor's said land to the premises of said other customers, and (e) to enter upon the lessor's said land from time to time for all of the foregoing purposes and for the purpose of removing said line.

TO HAVE AND TO HOLD the above described rights and easements to said BOSTON EDISON COMPANY, its successors and assigns, for a term of ten years from the date hereof and thereafter for further terms of one year until written notice is given to the lessee by the lessor S. of the lessor's desire to terminate ninety days at least before the end of the first or any subsequent term.

IN WITNESS WHEREOF said Massachusetts Rifle Association has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in his its name and behalf has signed this instrument and affixed her common seal thereto by Harlod F. Dingley have its Vice President their thereunto duly authorized 15th day of September, 1952

Harold F. Dingley

The Commonwealth of Massachusetts

Middlesex SS. _____, 195

Then personally appeared the above named Harold F. Dingley and acknowledged the foregoing instrument to be his free act and deed, before me and the free act and deed of said Massachusetts Rifle Association, before me Gerald H. Gelles Notary Public—Justice of the Peace.

(My commission expires Oct 19, 1956)



DESCRIPTION OF RANGE HOLDINGS - MTGS.

PARCEL 1. Beginning at the S.E. corner, middle of private way at land of Fowle, thence North by middle of said road, by land of Barry 730 feet to stake; thence East by land of Barry 494 feet to corner; thence North by land of Ingerson 957 feet to corner; thence West by land of Dearborn 163 feet to corner; thence North by land of Dearborn 304 feet to corner; thence West by other M.R.A. land 93 feet to corner; thence North by M.R.A. land 1392 feet to corner; thence West by land of Johnson 438 feet to corner; thence South by land of Johnson 576 feet to corner; thence West by land of Johnson 185 feet; thence South by land of Richardson 574 feet to an angle; thence South again partly by land of Richardson and by land of Boston & Lowell Railroad 1109 feet to corner; thence East by land of Richardson 15 feet to corner; thence South by land of Richardson by Draffin land by four courses, 291 feet, 78 feet, 126 feet, and 339 feet to corner; thence South West by land of Draffin 223 feet; thence South by land of Dearborn 231 feet; thence North East by land of Kinsman 193 feet to corner; thence South East by land of Kinsman 216 feet; thence North East by land of Quinn 193 feet to point of beginning.

PARCEL 2. Beginning at stake at South West corner of premises, thence North to stake in center of cart road; thence East to point where ends line separating land of M.R.A. from land formerly of Ingerson now owned by Sweeney; thence South in straight line to point of beginning.

PARCEL 3. Lots 40 - 83 inclusive, "Walnut Hill Park". Owned by J. W. Wilkes, made by A. L. Eliot, surveyor, October 22, 1898. Also part of Oregon avenue, 20 feet wide by 209.92 feet in length, being said premises described in deed from Jac. W. Wilbur to M.R.A., dated 11/17/1898, recorded in Book 2698, page 359.

PARCEL 4. 3A. ~~+~~. Beginning at the North East corner, by land now or late of J. and J. R. Fowle and Oliver Richardson, thence West by land of Richardson to brook; thence South by brook to land of Jno. Fay; thence East by land of Fay to land now or late of Fowle; thence North by land of Fowle to beginning. Deed from Jno. Draffin to M.R.A., Mar. 11, 1901, Book 2881, page 422.

PARCEL 5. ^{ap} Bush Meadow, 3A ~~+~~. On North side of Aberjona River, bounded on North by Boston & Lowell land, on West by main line of Southern Division, Boston & Maine Railroad, on South by land formerly of Wyman and of Draffin, and on East by M.R.A. land.

In deed from Sumner Richardson et als to M.R.A., Mar. 22, 1901. Book 2883, page 538.

PARCEL 6. Parcel not needed for railroad purposes. 6.22A. Situated at Walnut Hill near railroad station on East side and adjacent to land of Boston & Lowell Railroad, conveyed to M.R.A. by deed, Jan. 13, 1880, recorded in Book 1532, page 183.

Beginning at North East corner of land of M.R.A.; thence East by land of Johnson 203.62 feet; thence South by land of Dearborn 433.5 feet; thence East by old fence posts on land of Dearborn 177.36 feet; thence South by land of Dearborn et als 492.93 feet to

DESCRIPTION OF RANGE HOLDINGS - MTGS.

light angle in that line; thence South by land of owners unknown, ,
artly by M.R.A. land, following old fence posts 429.3 feet;
hence West by M.R.A. land 94 feet; thence North 1380 feet.

Book 3027, page 68.

B & L track sheet

LEGEND - PARCEL data MRA Rt of Way and Track Plan 13-1

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<i>Parcel No.</i>	<i>Controls *</i>	<i>Instrument</i>	<i>Transfer date</i>	<i>By whom</i>	<i>To whom</i>	<i>Reg. Ref.</i>	<i>Date</i>
9-29	BL420	F.W.	12/20/1833	Wm. Flagg	B&L	327-86	12/21/1833
9-30	" 969	"	6/5/1834	Barth Rich'son	PT Jackson	322-87	8/5/1834
25	" 1160	"	27/3/1832	Jos. Thayer	B&L	311-531	10/3/1832
9-30	" 609	Q.C.	5/3/1838	PT Jackson	B&L	372-32	8/3/1838
31	" 1001	"	14/1/1834	Sam Richards et al	B&L	328-545	18/1/1834
1	" 512	F.W.	12/9/1876	J.W. Harris	B&L	1412-481	6/10/1876
2	" 1002	"	28/9/1876	SK Richards et al	B&L	1412-487	do.
3	" 668	"	7/9/1876	Simon Kinsman et ux	B&L	1412-484	do.
4	" 1168	"	12/9/1876	Luke Tidd	B&L	1412-482	do.
5	" 936	"	28/9/1876	Sidney Pratt	B&L	1412-491	do.
5a	" 1003	"	16/1/1877	Steph K Richardson et al	B&L	1434-487	4/5/1877
6	" 956	Mtg Deed	13/10/1879	Wm. J. Holden et al	Rec. B&L	1524-30	14/10/1879
7	" 1484	Q.C.	19/3/1903	B&L/B&M Corp.	MRA	3027-68	1/4/1903
8	" 1447	F.W.	13/1/1880	do.	MRA	1532-183	30/1/1880
9	" 620	"	29/9/1876	Clara E. Johnson	B&L	1412-486	6/10/1876
10	" 956	Mtg Deed	13/10/1879	Wm. J. Holden et al	Rec. B&L	1524-30	14/10/1879

See V 13.1
9A

From Boston & Lowell Track sheets and plans.

1" = 100' plan on sheet 36" x 24" = 24" PC ff 36" wide roll.

Extreme length = 34 3/8".

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